

ROW640A

101427/201000
MSFO SHOPPE INC.

2/12/09 12:09:20 SS
BK 602 PG 624
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

APPROVED
By Chad Ainsworth at 8:43 am, Apr 09, 2008

002-2-00-Q

Do not record above this line.

QUITCLAIM DEED

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of One Hundred And-----

-----NO /100 Dollars

(\$ 100.00) the receipt and sufficiency of which is hereby acknowledged,

I/or we, the undersigned, hereby grant, bargain, sell, convey and quitclaim and release unto the
Mississippi Transportation Commission the following described land:

INDEXING INSTRUCTIONS: SE 1/4 of the SE 1/4 of Section 33,
Township 1 South, Range 6 West,
Desoto County, Mississippi.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD83(93), grid values, using a scale factor of 0.99996213 and a delta-alpha angle of positive (+) 00 degrees 17 minutes 17.68 seconds as determined specifically for Mississippi State Highway No. 305 project, more specifically identified as Mississippi Department of Transportation Project Number FAP NO. STP-0031-02(001) (101427/201000). It is the intent of this description to describe that portion of the Grantor's property lying between the West right-of-way line of Mississippi State Highway No. 305 and the West proposed right-of-way line as defined by said Mississippi Department of Transportation Project

Commencing at a PK Nail found marking the Southeast corner of Section 33, Township 1 South, Range 6 West, Desoto County, Mississippi, thence run North 01 degrees 17 minutes 30.15 seconds East for 657.24 feet to a point on the centerline of Mississippi State Highway No. 305 Station 710+94.98;

- thence run South 89 degrees 43 minutes 8.88 seconds West to a point 59.85 feet left of and perpendicular to Highway 305 of said project, said point being the on the East line of grantors property and the Point of Beginning of the tract of land herein described.

From said Point of beginning:

[Handwritten signatures]

MIDOT

MSFO SHOPPE INC.
101427/201000
002-2-00-Q
Page 2

-thence run South 00 degrees 13 minutes 52 seconds East along the existing West right-of-way line Mississippi State Highway 305 for 60.12 feet to the the North right-of-way line of Mid South Drive;
-thence North 89 degrees 15 minutes 40 seconds West along the Grantors South property line and along the North right-of-way line of Mid South Drive for 108.67 feet to a point on the West proposed right-of-way line of said project at Station 326+40;
-thence run North 00 degrees 05 minutes 40 seconds West along the West proposed right-of-way line of said project for 10.30 feet;
-thence run North 85 degrees 08 minutes 30.9 seconds East along the West proposed right-of-way line of said project for 60.19 feet;
-thence run North 48 degrees 12 minutes 24 seconds East for 65.01 feet to a point on the existing West right-of-way line of said Mississippi State Highway No. 305 and the Point Of Beginning;

The above described parcel of land contains 2649 square feet, more or less, and is situated in the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 1 South, Range 6 West, Desoto County, Mississippi.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

A handwritten signature in black ink, appearing to be 'J. L. Smith', with a long horizontal line extending to the right.

MSFO SHOPPE INC.
101427/201000
002-2-00-Q
Page 3

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signatures the 24th day of, November A.D., 2008

x Jan R. Johnson, President (Jan R. Johnson)
M.S.F.O. Shoppe Inc., A Mississippi Corporation
By: (print name) Scotty C. Davidson
Witness: Sharon Vines Scotty C. Davidson, Secretary Treasurer

Grantee, Prepared by and return to:

Miss. Department of Transportation

Right of Way Division

P. O. Box 1850

Jackson, Mississippi 39215-1850

Phone: 601-359-7512

Account No. FAP No. STP-0031-02(001)

Grantor Address:

MSFO Shoppe, Inc.

c/o Jan R. Johnson

P.O. Box 727

Olive Branch, Mississippi 38654-0727

Phone: 662-895-4050

Business No. NA

In the case of proof of execution of the instrument made by a subscribing witness:

STATE OF MISSISSIPPI

County of Monroe
~~Desoto~~

Personally appeared before me, the undersigned authority, Sharon Vines, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, deposeth and saith that he/she saw the within named Jan R. Johnson, President of M.S.F.O. Shoppe, Inc., A Mississippi Corporation, and Scottye C. Davidson, Secretary Treasurer of M.S.F.O. Shoppe, Inc., A Mississippi Corporation, who executed the above and foregoing instrument, after first having been duly authorized so to do, whose name(s) are subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that ~~he~~/she, this affiant, subscribed ~~his~~/her name as witness thereto in the presence of the Jan R. Johnson, President of M.S.F.O. Shoppe, Inc., A Mississippi Corporation and Scottye C. Davidson, Secretary Treasurer of M.S.F.O. Shoppe, Inc. on the day and year therein mentioned.

Sharon Vines
Affiant

Sworn to and subscribed before me this the 25th day of, November A.D., 2008

Bonnie Buxler
By: Valerie Whitfield, DC

